

**MINUTES OF THE CITY PLANNING COMMISSION
J. MARTIN GRIESEL ROOM**

March 5, 2004
9:00 A.M.

Present: *Appointed Members:* Terry Hankner, Caleb Faux, Council Member James Tarbell, Deborah Holston
 Community Development and Planning Staff: Margaret Wuerstle

MINUTES

Consider the minutes of February 20, 2004 meeting.

Motion: Ms. Hankner moved approval of the minutes.
Second: Mr. Tarbell
Vote: All ayes (4-0), motion carries.

CONSENT ITEMS

It was pointed out to the Commission by Margaret Wuerstle, Chief Planner that item number four should not be in the consent items. It should be moved to the discussion items for a brief presentation on the plan. Ms. Hankner requested that item four be taken off the consent agenda and moved to the discussion area. Ms. Hankner ask that item three be moved to the next planning commission meeting so that neighbors could be notified of the sale of property at 2836 Cortelyou Place.

Motion: Ms. Holston moved approval of the minutes.
Second: Mr. Faux
Vote: All ayes (4-0), motion carries.

ITEM # 1

ORDINANCE AUTHORIZING THE SALE OF SURPLUS CITY-OWNED REAL PROPERTY LOCATED AT 3420 COLERAIN AVENUE ASLO KNOWN AS HAMILTON COUNTY AUDITOR'S PARCELS 190-267 & 8.

ITEM # 2

REPORT AND RECOMMENDATION ON THE SALE OF A PORTION OF ALDEN ALLEY WEST OF SYCAMORE STREET IN THE CENTRAL BUSINESS DISTRICT, WHICH REAL PROPERTY IS NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE.

Motion: Mr. Tarbell moved approval of two of the consent items.
Second: Ms. Holston
Vote: All ayes (4-0), motion carries.

DISCUSSION

ITEM # 4

A REPORT AND RECOMMENDATION OF THE FINAL HARRISON AVENUE NBD URBAN RENEWAL AND GLENMORE AVENUE NBD URBAN DESIGN PLAN

Katherine Keough-Jurs, City Planner asked for the Planning Commission's final approval of the Harrison Avenue NBD Urban Renewal Plan and Glenmore Avenue NBD Urban Design Plan. Jeff Stine from the City's Department of Architect Design presented both plans to the Planning Commission. The plans are for physical improvements in the Neighborhood Business Districts.

Speaker: Melva Gweyn asked for clarification about the plan. She had concerns about the businesses that have been in the area for 20 years and longer. Will these businesses be pushed out to implement this plan? Will these businesses get some kind of special consideration if they want to move within the area? Jeff Stine replied that it is not the intent of anyone to push any of the businesses out of the area. The reason Harrison Avenue was made into an Urban Renewal Plan was because there were a few automobile-oriented businesses that have not been kept up very nicely. There were a lot of junk cars on the properties. Also, there were a couple of absentee landowners that were not willing to improve their property. The Urban Renewal Plan includes a proposal to help expand some of the large businesses on Harrison Avenue. Ms. Hankner asked if there is something going on that this plan will help or hurt? *Speaker:* Ms. Gweyn replied that she has spoke with some business owners and they indicated their fear of being pushed out. Ms. Hankner asked if the businesses felt that they were being pushed out because the plan has different physical needs than the plan would allow them to meet. *Speaker* Ms. Gweyn replied that some of the businesses feel that they are looked at as the problem. Mr. Stine indicated that the City would partner with private enterprise to help the businesses in the area to make the physical improvements needed as part of the Urban Renewal Plan. Mr. Faux ask for an outline of what is different in the plan being presented compared to the previous plan. Mr. Stine indicated that the cost estimate information was not included in the previous plan.

Motion: Mr. Faux moved adoption of the Plan.

Second: Mr. Tarbell

Vote: All ayes (4-0), motion carries.

ITEM # 5

MILLWORKS CONCEPT PLAN ACCEPTANCE

David Efland, City Planner gave a brief description of the of the Millworks Concept Plan process. Mr. Efland asks the Planning Commission for the acceptance of the Millworks Concept Plan. Presenter Mr. Kent Arnold of Vision Land Developers gave details of the plan. The plan will include two phases. Phase one will include development of businesses, offices, hotels, and a medical center. Phase two will include development of restaurants, landscaping, parking and sign placement. Mr. Faux question the dramatic change in the previous concept. Ms. Holston asked if either of the phases included housing? Mr. Arnold replied that there is no immediate plan for residential but they are willing to look at ways to include residential housing in the plan by working with the City.

Motion: Mr. Faux moved acceptance of the Concept Plan.

Second: Mr. Tarbell

Vote: All ayes (4-0), motion carries.

ITEM # 6

SALE OF CITY OWNED PROPERTY

Patrick Ewing, Economic Development Division asked for authorization to sale City owned property located Central Parkway and Vine Street for residential development.

Motion: Mr. Faux moved approval of the staff report.

Second: Ms. Holston

Vote: All ayes (4-0), motion carries.

OTHER BUSINESS

The Commission asked Steven Kurtz prior supervisor of the Land Use Section of the Planning Department. What is the policy on notification of neighborhoods before the sale of property? Mr. Kurtz responded that the community council is informed through the coordinated reports.

ADJOURNMENT

With no further business to consider, the meeting was adjourned.

Margaret A. Wuerstle, AICP
Chief Planner
Community Development & Planning

Terry Hankner, Pro Tem Chairman
City Planning Commission

Date:_____

Date:_____